



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Mike Elabarger, Project Manager, Planning Department (MSC#62)
From: ~~Mike~~ Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)
Through: ~~Mike~~ Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman, Catoctin District
Jean Ault, Park Board, Vice Chairman, Dulles District
Date: September 22, 2009
Subject: Belmont Glen Village
ZCPA 2009-0007 & ZMOD 2009-0004
Election District: Dulles **Sub Planning Area:** Ashburn
MCPI # 195-19-3084



BACKGROUND AND ANALYSIS:

The Property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and along the east side of Goose Creek. The Property is also approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community. The Property was rezoned June 15, 2004 (ZMAP 2004-0006) to PD-H3 (administered as R-8 Traditional Design Option) Planned Development Housing and consists of approximately 143 acres. The Applicant is ultimately developing the Property as a single family detached residential community.

As part of the rezoning, approximately 61.33 acres of land along Goose Creek is proffered to be dedicated to the County as depicted on the CDP as Open Space/Park Land along Goose Creek. The Department of Parks, Recreation and Community Services (PRCS) supported the dedication of the park land as a great opportunity to preserve the environmental integrity of the stream and river corridor in the form of a linear park. A linear park would offer interesting educational opportunities in promoting awareness of the river and stream ecosystem, wildlife habitat, and cultural heritage studies. PRCS also views this as an important linkage for a stream corridor trail system, connecting the Beaverdam Reservoir to the south, to the Goose Creek Preserve planned community to the north.

The Applicant has now submitted a ZCPA to amend ZMAP 2004-0006 from the approved concept plan from the R-8 traditional design option to standard R-8. Also, a ZMOD has been submitted to modify Sections 3-509, 4-109, 4-110, and 7-103 for minimum buffer, external site relationships, and internal site relationships, and affordable dwelling unit density adjustments. Staff has also previously reviewed and commented on several of the project plans, including SPBL 2004-0026, SBRD 2007-0010, CPAP 2008-0066, and SBRD 2009-0002.

COMMENTS:

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. On Sheet 3 of the CDP, please label Landbay "C" Open Space Dedication Line as, "Future Public Passive Park."
2. PRCS requests that the Applicant proffer signage within the "Future Public Passive Park in Landbay C. This may include, but not be limited to, entrance signage, interpretive signage, and trail markers. The signage should meet PRCS standards at the time of installation.
3. PRCS requests a revised entrance to Landbay C, to include a trailhead with vehicular parking in the vicinity of the future Loudoun Water Pump Station.
4. PRCS requests that the Applicant consider adjusting the location of the "SWM Pond" out of Landbay C.

CONCLUSION:

PRCS has identified above, outstanding issues that require more information to complete the review of this Application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak, Chief Park Planner, via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.